

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Tuni Municipality – Certain variation in the Master Plan - Change of land use from Industrial use zone to Residential use zone in R.S.Nos.256/1 and 256/2 (Part) to an extent of Ac.1.59 cents - Draft Variation - Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.539

Dated the 1st August, 2008.

Read the following:-

1. G.O.Ms.No.322 MA., dated 6.7.2002.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.6078/2007/R, dated 22.9.2007.
3. Government Memo. No.20114/H1/2007-1, Municipal Administration and Urban Development Department, dated 5.5.2008.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.6078/2007/R, dated 6.6.2008 and 17.6.2008.
5. Government Memo. No.20114/H1/2007-2, Municipal Administration and Urban Development Department, dated 28.6.2008.
6. From the Commissioner of Printing, A.P., Extraordinary Gazette No.370, Part-I, dated 30.6.2008.

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ORDER:

The draft variation to the Tuni General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 322 MA., dated 6.7.2002, was issued in Government Memo. No.20114/H1/2007-2, Municipal Administration and Urban Development Department, dated 28.6.2008 and published in the Extraordinary issue of A.P. Gazette No. 370, Part-I, dated 30.6.2008. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 17.6.2008 has stated that, the Commissioner, Tuni Municipality has informed that the applicant has paid an amount of Rs.19,350/- (Rupees nineteen thousand three hundred and fifty only) towards change of land use charges as per G.O.Ms.No.158 MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**S.P.SINGH,
PRINCIPAL SECRETARY TO GOVERNMENT.**

To

The Commissioner of Printing, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry, East Godavari District.

The Municipal Commissioner, Tuni Municipality, East Godavari District.

Copy to:

The individual through the Municipal Commissioner, Tuni Municipality,
East Godavari District.

The District Collector, East Godavari District, Kakinada.

The Private Secretary to Minister for MA&UD.

SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

..Contd.2.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Tuni Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 370, Part-I, dated 30.6.2008 as required by clause (b) of the said section.

VARIATION

The site in R.S.Nos.256/1 and 256/2 (Part) of Tuni Municipality to an extent of Ac.1.59 cents, the boundaries which are as shown in the schedule hereto and which is earmarked for Industrial use zone in the General Town Planning Scheme (Master Plan) of Tuni Town sanctioned in G.O.Ms.No. 322 MA., dated 6.7.2002 is designated for Residential use zone by variation of change of land use as marked "A&B" as shown in the revised part proposed land use map GTP No.15/2008/R which is available in Municipal Office, Tuni Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall handover the affected portion of 431.07 Sq.Mtrs., to the Tuni Municipality free of cost through registered gift deed to widen the existing road to 100 feet wide as per Master Plan.
8. The applicant shall take prior approval before commencing the development activity from the competent authority.

SCHEDULE OF BOUNDARIES FOR THE SITE MARKED AS "A"

North	:	Vacant land in R.S.No.256/Part.
East	:	Existing road 70 feet to 50 feet wide to be widened to 100 feet wide as per Master Plan.
South	:	Existing 15 feet wide road (Private).
West	:	Palm oil Garden.

SCHEDULE OF BOUNDARIES FOR THE SITE MARKED AS "B"

North	:	Vacant land.
East	:	60 feet wide Master Plan road.
South	:	Existing 15 feet wide private road.
West	:	Vacant land.

S.P.SINGH,
PRINCIPAL SECRETARY TO GOVERNMENT.

SECTION OFFICER